

Cavitt Creek Condominiums



ITEMS



- Final Plat of Cavitt Creek 1 Subdivision
- Final Plat of Cavitt Creek 2 Subdivision
- Site Plan for Cavitt Creek Condos 1
- Site Plan for Cavitt Creek Condos 2
- No Parking Zone Request on North 9th Street

HISTORY



- Initial plans were submitted on June 3.
- Initial comments were returned to the applicant on June 20.
- 1st Revised plans for Cavitt Creek Condominiums I were submitted on June 28.
- 1st Revised plans for Cavitt Creek Condominiums II were submitted on July 10.
- Subdivision Plats for both properties were submitted on July 15.
- Kading Properties hosted a neighborhood meeting on July 16.
- 1st Revised plan comments were returned on July 26.

HISTORY (cont.)



- 2nd Revised plans were submitted on July 31.
- 2nd revised plan comments were returned on August 6.
- Kading Properties hosted a 2nd neighborhood meeting on August 14.
- 3rd revised plans were submitted on August 23.
- Kading Properties hosted a 3rd neighborhood meeting on August 27.
- 4th revised plans were submitted on August 28.
- The Planning and Zoning Commission recommended the final plats be approved and the site plans be denied on September 10.

FINAL PLAT INFORMATION



- Proposed plats do not create new lots, only renames lots.
- Currently, the two lots are labeled as outlots.
- Outlots are land leftover after platting, which is intended to be used as open space or for a future subdivision.
- The proposed plats are intended to rename these as lots
- Notes on both plats indicate that the subdivisions will allow for the development of duplexes and 6-plex dwellings through a horizontal property regime.
- Cavitt Creek Plat two notes that a trail easement will be dedicated to the City upon recordation of the Plat.
- Existing public utility easements, sanitary sewer and storm sewer overland flowage easements on both lots are maintained through this platting process.

SITE PLAN INFORMATION

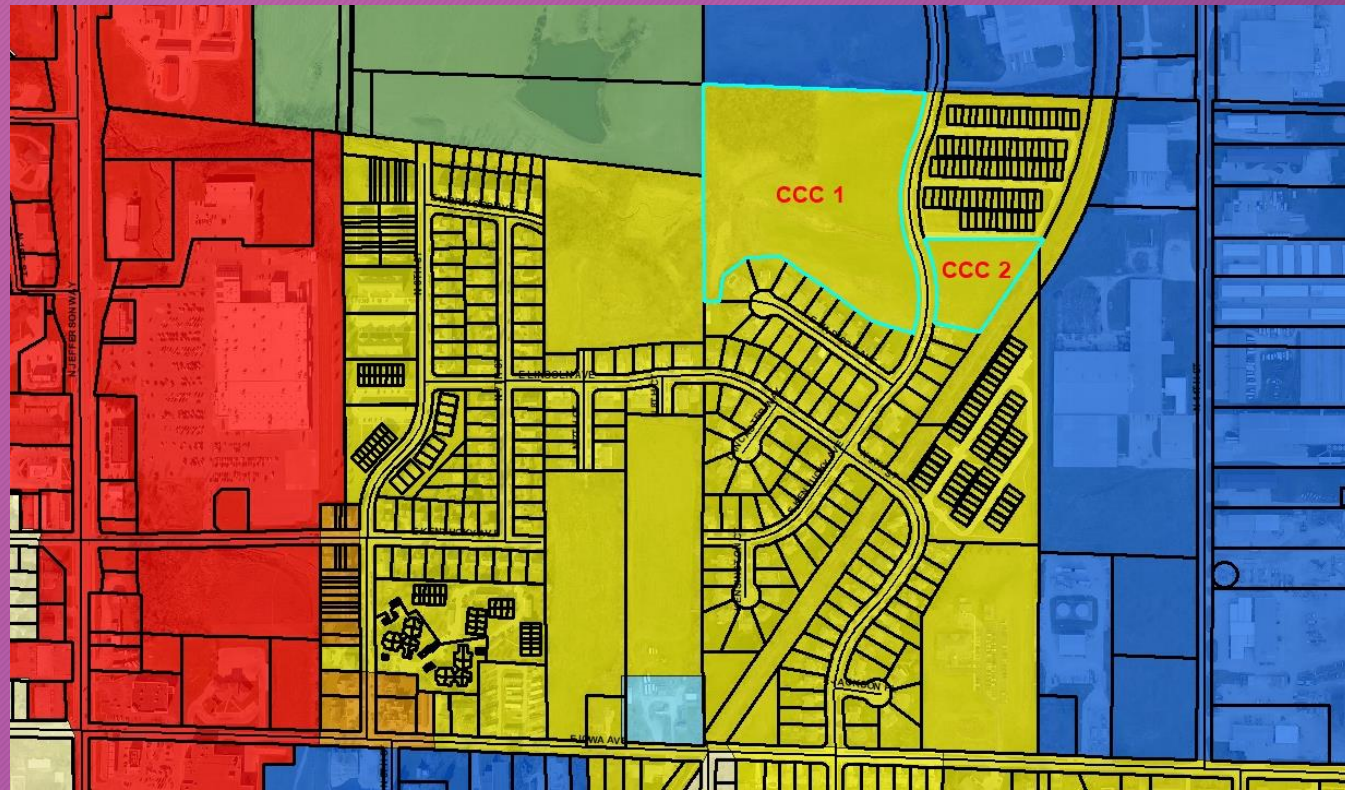


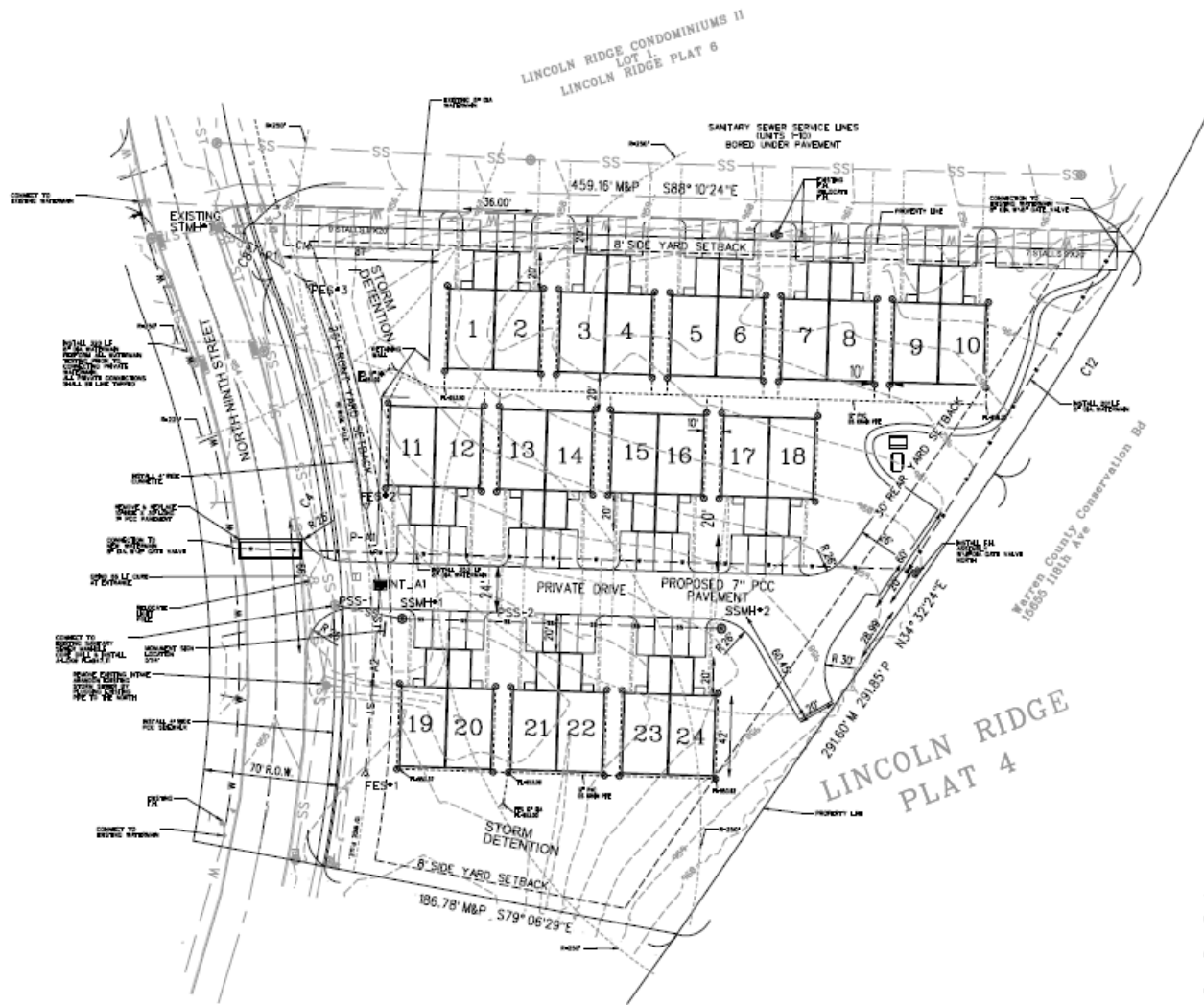
- Developer/Property Owner: Kading Properties
- Cavitt Creek Condominiums I
 - Between 1404 and 1500 North 9th Street (east side)
 - Proposes 12 duplexes (24 units) w/single car garages
 - Includes an additional 16 spots for off street parking
- Cavitt Creek Condominiums II
 - West of Cavitt Creek I and 1500 North 9th Street (west side)
 - Proposes 21 duplexes and 14 six-plexes, for a total of 126 units, w/ double car garages
 - Includes an additional 14 car off street parking area

REGULATIONS



- R-3 Mixed Residential Zoning District
 - Allows Single-Family, Two-Family and Multi-Family Dwellings





Wilhelmi, Melissa M/James
1404 N 9th St
Indianola IA 50125

LOT 7
LINCOLN RIDGE PLAT 4

C12
Δ-04°41'25.31" M
-04°41'25.11" P
R-1665.09'M&P
L-136.31' M
-136.30' P
CH=136.27' M&P
CHBRG=N32°10'37"E M
CHBRG=N32°04'43"E P

C8
Δ-03°16'37.21" M
-04°41'25.11" P
R-515.0'M&P
L-29.45' M
-29.46' P
CH=29.45' M&P
CHBRG=N19°29'15"W M
CHBRG=N19°35'43"W P

C4
Δ-31°57'50.6" M
-32°00'35.11" P
R-560'M&P
L-312.41' M
-312.86' P
CH=308.38' M
CH=308.80' P
CHBRG=N05°10'12"W M
CHBRG=N05°13'16"W P

- SANITARY NOTES**
1. ONE (1) PERM TO COMMENCE CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
 - a. CITY OF INDIANOLA
 - b. ALL UTILITY COMPANIES
 - c. SANITARY
 - d. ENGINEER
 2. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN STRICT COMPLIANCE WITH THE MINNAPOLIS SPECIFICATIONS FOR SUBDIVISIONS INCLUDING THE LATEST REVISIONS.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 4. THE CONTRACTOR SHALL OBTAIN RECORDS ON CONDUIT TO STORM SEWER AND FIELD TILE. INDICATED DURING CONSTRUCTION THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CITY OF INDIANOLA WHEN FIELD TILE IS ENCOUNTERED.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THIS WORK.
 6. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE U.S.A. CODES AND STANDARDS. VIOLATIONS IN THESE STANDARDS SHALL RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE APPLICABLE SAFETY REGULATIONS.
 7. THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING "AS-BUILT" INFORMATION FOR ALL NEW CONSTRUCTION. RECORD DRAWINGS SHALL BE MAINTAINED BY THE CONTRACTOR AND SENT UP TO DATE. ALL THE WORK PRODUCTIONS, THE ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
 9. ALL PAVEMENT, TRENCH BACKFILL, AND PAVED SURFACES ARE TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITH A MOISTURE CONTENT BETWEEN OPTIMUM AND +2%.
 10. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSAL OF BY THE CONTRACTOR.
 11. A 10% TOLERANCE SHALL BE ALLOWED BETWEEN THE QUANTITY ESTIMATE AND THE RETAINED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATIONS.
 12. ALL SANITARY SERVICES AND STUB OUTS FROM MANHOLES SHALL BE CAPED.
 13. ALL SANITARY SERVICE MANHOLES SHALL HAVE TYPE "A" CASTINGS UNLESS OTHERWISE SPECIFIED.
 14. PROVIDE SANITARY SERVICE RISERS AS REQUIRED BY THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 15. THE CONTRACTOR SHALL MARK SANITARY SERVICE MANHOLES AND SANITARY SERVICE SERVICES WITH CASTING POSTS TO THE POINT OF POST MARKERS SURFACES IN TO BE PAVED OVER. POSTS MARKING SANITARY MANHOLES ARE TO BE PLACED OVER FROM TOP OF POST TO GRADE.
 16. SANITARY MANHOLES ARE TO BE FURNISHED WITHOUT STEPS.
 17. SANITARY MANHOLES TYPE "A" CASTINGS ARE TO BE RATED TO THE TOP OF THE MANHOLE CASTING A MINIMUM OF TWO (2) 1/4" STEEL ANCHOR BOLTS.
 18. CASTING PROFILES SHALL BE USED TO ADJUST THE MANHOLE CASTING TO GRADE. NO MORE THAN 12" OF ANCHOR TO BE USED.
 19. ALL SANITARY SERVICES SHALL BE CLEANED AND TELEVISIONED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
 20. ALL SANITARY SERVICES SHALL BE MANHOLE TESTED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
 21. ALL SANITARY SERVICE MANHOLES SHALL BE AIR TESTED AT CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
 22. A CITY REPRESENTATIVE SHALL BE PRESENT WHEN MANHOLE AND AIR TESTING IS REQUIRED.
 23. CONTRACTOR SHALL MAINTAIN 10' SLOPES ON ALL SANITARY SERVICES TO PROVIDE WASHMAN DEPTH AT SERVICE END.
 24. ALL MANHOLES SHALL CONTAIN A CONTAINER ADAPTING CORRUDED SHEET METAL RAINWATER ADAPTERS. NO MANHOLES SHALL BE COVERED WITH CONCRETE OR APPROVED EQUIVALENT.
 25. TRACKER WIRE SHALL BE INSTALLED FOR ALL SANITARY SERVICE FORCE MAINS.

STORM SEWER TABULATIONS

PIPE	DI	LENGTH	INLET	TYPE	OUT	IN	OUT
FE#1	10.73	10'	10.73	10"	10.73	10.73	10.73
FE#2	10.73	10'	10.73	10"	10.73	10.73	10.73
FE#3	10.73	10'	10.73	10"	10.73	10.73	10.73

STORM MANHOLE	DI	LENGTH	INLET	TYPE	OUT	IN	OUT
FE#1	10.73	10'	10.73	10"	10.73	10.73	10.73
FE#2	10.73	10'	10.73	10"	10.73	10.73	10.73
FE#3	10.73	10'	10.73	10"	10.73	10.73	10.73

SANITARY SEWER TABULATIONS

SANITARY SERVICE MANHOLES	DI	LENGTH	INLET	TYPE	OUT	IN	OUT
FE#1	10.73	10'	10.73	10"	10.73	10.73	10.73
FE#2	10.73	10'	10.73	10"	10.73	10.73	10.73
FE#3	10.73	10'	10.73	10"	10.73	10.73	10.73

NOTES:

1. ADDITIONAL PARKING SPACES TO BE INSTALLED AT LINCOLN RIDGE CONDOMINIUMS II PER AMENDED SITE PLAN.



DESIGN START DATE: 07-21-10
DATE PLOTTED: 06-11-10
PRELIMINARY FIELD
WORK COMPLETED:
06-11-10
FIELD BOOK NO.:
1018-01

CAVITT CREEK CONDOMINIUMS I
INDIANOLA, WARREN COUNTY, IOWA



3117 107TH STREET
VAN METERS, IOWA 50601
TEL: 505-555-4555
FAX: 505-555-4555
www.chamberlin-engineers.com

DRAWING TITLE:

SITE PLAN

DRAWN BY: JEP
CHECKED BY: JEP
DATE: 06-11-10
JOB NO.: 19017
SHEET
C02

STORM SEWER TABULATIONS

LINE	FROM	TO	LENGTH	IN	OUT	IN	OUT
1	101.00	101.50	0.50	12"	12"	101.00	101.50
2	101.50	102.00	0.50	12"	12"	101.50	102.00
3	102.00	102.50	0.50	12"	12"	102.00	102.50
4	102.50	103.00	0.50	12"	12"	102.50	103.00
5	103.00	103.50	0.50	12"	12"	103.00	103.50
6	103.50	104.00	0.50	12"	12"	103.50	104.00
7	104.00	104.50	0.50	12"	12"	104.00	104.50
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13	107.00	107.50	0.50	12"	12"	107.00	107.50
14	107.50	108.00	0.50	12"	12"	107.50	108.00
15	108.00	108.50	0.50	12"	12"	108.00	108.50
16	108.50	109.00	0.50	12"	12"	108.50	109.00
17	109.00	109.50	0.50	12"	12"	109.00	109.50
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94	147.50	148.00	0.50	12"	12"	147.50	148.00
95	148.00	148.50	0.50	12"	12"	148.00	148.50
96	148.50	149.00	0.50	12"	12"	148.50	149.00
97	149.00	149.50	0.50	12"	12"	149.00	149.50
98	149.50	150.00	0.50	12"	12"	149.50	150.00
99	150.00	150.50	0.50	12"	12"	150.00	150.50
100	150.50	151.00	0.50	12"	12"	150.50	151.00
101	151.00	151.50	0.50	12"	12"	151.00	151.50
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103	152.00	152.50	0.50	12"	12"	152.00	152.50
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105	153.00	153.50	0.50	12"	12"	153.00	153.50
106	153.50	154.00	0.50	12"	12"	153.50	154.00
107	154.00	154.50	0.50	12"	12"	154.00	154.50
108	154.50	155.00	0.50	12"	12"	154.50	155.00
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113	157.00	157.50	0.50	12"	12"	157.00	157.50
114	157.50	158.00	0.50	12"	12"	157.50	158.00
115	158.00	158.50	0.50	12"	12"	158.00	158.50
116	158.50	159.00	0.50	12"	12"	158.50	159.00
117	159.00	159.50	0.50	12"	12"	159.00	159.50
118	159.50	160.00	0.50	12"	12"	159.50	160.00
119	160.00	160.50	0.50	12"	12"	160.00	160.50
120	160.50	161.00	0.50	12"	12"	160.50	161.00
121	161.00	161.50	0.50	12"	12"	161.00	161.50
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123	162.00	162.50	0.50	12"	12"	162.00	162.50
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125	163.00	163.50	0.50	12"	12"	163.00	163.50
126	163.50	164.00	0.50	12"	12"	163.50	164.00
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131	166.00	166.50	0.50	12"	12"	166.00	166.50
132	166.50	167.00	0.50	12"	12"	166.50	167.00
133	167.00	167.50	0.50	12"	12"	167.00	167.50
134	167.50	168.00	0.50	12"	12"	167.50	168.00
135	168.00	168.50	0.50	12"	12"	168.00	168.50
136	168.50	169.00	0.50	12"	12"	168.50	169.00
137	169.00	169.50	0.50	12"	12"	169.00	169.50
138	169.50	170.00	0.50				

166.01 PURPOSE



1. Promote and permit flexibility that will encourage a more creative and imaginative approach in development and result in a more efficient, aesthetic, desirable and economic use of land;
2. Provide minimal effect upon adjacent properties and existing development. To this end, the Planning and Zoning Commission may make appropriate requirements;
3. Promote development that can be conveniently, efficiently and economically served by existing municipal utilities and services or by their logical extension;
4. Provide for the enhancement of the natural setting through careful and sensitive placement of manmade facilities and plant materials;
5. Encourage adequate provision for surface and subsurface drainage in order to assure that future development of other areas of the City will be available;
6. Provide suitable screening of parking, truck loading, refuse disposal, outdoor storage areas and noise from adjacent and nearby property.

166.05 GENERAL DESIGN POLICIES



1. The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines for what they were designed nor increase the danger of erosion, flooding, landslide or other endangerment of adjoining or surrounding property.
2. The proposed improvements shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property, and to this end shall minimize the adverse effects on such adjoining property from automobile headlights, illuminations of required perimeter yards, refuse containers and impairment of natural light and impairment or pollution of air. For the purpose of this section, the term “use and enjoyment of adjoining property” means the use and enjoyment presently being made of such adjoining property, unless such property is vacant. If vacant, the term “use and enjoyment of adjoining property” means those uses permitted under the zoning districts in which such adjoining property is located.

166.05 GENERAL DESIGN POLICIES (cont.)



3. The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets.
4. To such end as may be necessary and proper to accomplish the standards in subsections 1, 2 and 3 of this section, the proposed development shall provide fences, walls, screening, landscaping, erosion control or other improvements.
5. The proposed development shall conform to all applicable provisions of the laws of the State of Iowa, and all applicable provisions of this Code of Ordinances.

PLANNING AND ZONING COMMISSION



- Final Plat Recommended for Approval
- Site Plans Recommended for Denial
 - Proposed development would not have a minimal effect on adjacent properties and existing developments
 - Population density concerns
 - No playgrounds/park space or non-detention open space for the amount of density
 - Traffic impacts unknown

NO PARKING REQUEST



- On August 19, Council directed staff to create a No Parking Zone on North 9th Street
- The area would include the stretch of North 9th Street 300' north of East Madison Avenue to 1,250' north of East Madison Avenue
- Staff has reviewed, and recommends that No Parking signs be erected to prohibit parking along this stretch of North 9th Street.

Questions?

